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MINUTES OF THE July 17, 2014 Meeting of the Easton Planning & Zoning Commission

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Members Present: Dick Tettelbaum, Chairman, and members, Debbie Renshaw, Don Hilderbrandt, John Atwood and Terry Dell.

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Members Absent:

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Staff Present: Lynn Thomas, Town Planner and Stacie Rice, Planning Secretary.

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Mr. Tettelbaum called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's June 19, 2014 meeting. Upon motion of Ms. Renshaw seconded by Mr. Hilderbrandt the Commission voted 5-0 to approve the minutes.

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The first item on the agenda was proposed annexation for **Talbot Commerce Park**. Mr. Thomas explained that the area subject to the request is Talbot Commerce Park/Industrial Park located off of Glebe Road, just beyond the former Black and Decker property and across from Warren's Wood Works on Brooks Drive. Mr. Thomas explained this request has been initiated by the Town as the Public Works Facility is located towards the rear of the park (on Bryan Drive) and we would like to have it within our jurisdiction for a number of reasons.

Mrs. VanEmburch stated in the case where an Annexation is initiated by the jurisdiction, it is necessary to obtain the "consent" of at least 25% of the qualified voters (in this case there are none) and the owners of 25% of the assessed property in the area to be annexed. They have received the consents of significantly more than that as in conjunction with the Annexation, the Town is also proposing to create a Special Taxing District to establish a mechanism to recover (over time) any costs associated with the extension of water and sewer and improvements to the roads, that we are not able to pay for with grants. There is not unanimous agreement to this annexation, but there is significantly more than the minimum required. Talbot Commerce Park consists of a combination of uses on the improved parcels, all of varying degrees of an industrial/service commercial character.

Mr. Thomas explained that the Planning Commission's review revolves around the issue of whether or not it makes sense for the Annexation to occur (is it consistent with the growth policies of the Comprehensive Plan) and if so, what is the appropriate zoning to assign. The 2010 Comprehensive Plan indicates that the properties are a Priority 1 (Boundary Refinement) Area and are recommended as "Industrial" for future land use. They are currently zoned Light Industrial under Talbot County's Zoning Ordinance. It would appear that there are two logical choices as to the appropriate Town Zoning to assign – the Business Commercial (BC) or the Industrial (I) (both are considered industrial classifications despite commercial being in the title of the one) and it might make sense to assign some reasonable combination of the two. Mr. Wood, an adjacent property owner stated he was in favor of the annexation. The Commission discussed at length the proposed annexation and the associated costs with the annexation. Upon motion of Ms. Renshaw, seconded by Hilderbrandt the Commission voted 5-0 to support of Talbot Commerce Park annexation finding it consistent with the Comprehensive Plan with the Zoning Classification of BC conditioned on the Town receiving funds from Community Development Block Grant (CDBG) program.

The next item from staff was **Fairfield Inn & Suites**. Mr. Thomas explained that the Planning Commission at their April 2014 meeting approved the site plan and architecture for the

1 proposed hotel. The developers have contacted Mr. Thomas inquiring about the possibility of
2 modifying the approved architecture. The developers Chad Hill and Suhail Partawi were present
3 at the meeting. Mr. Partawi explained that due to the rising construction costs for hotels and in
4 an effort to lower costs, they would like to modify the exterior façade by eliminating the vertical
5 brick on the 2nd, 3rd and 4th stories of the hotel with EFIS. The Commission felt the modified
6 architecture for the side and rear of the hotel would be appropriate, but preferred that the front
7 façade remain as previously approved by the Commission. Upon motion of Mr. Atwood,
8 seconded by Mr. Hilderbrandt the Commission voted 5-0 to approve the modification to the rear
9 and side facades by allowing EFIS on the 2nd, 3rd and 4th stories with the understanding that the
10 front façade will remain as previously approved by the Commission at their April 2014 meeting.

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12 The next item was from staff concerning the final plat for **Habitat for**
13 **Humanity/Martinez**. Mr. Thomas asked the Commission to authorize their Chairman to sign
14 the plats. Upon motion of Mr. Atwood, seconded by Ms. Renshaw the Commission voted 5-0 to
15 authorize Mr. Tettelbaum to sign the subdivision plat.

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17 The next item was from staff concerning the final plat for **Ashby Commons, Phase 5**.
18 Mr. Thomas asked the Commission to authorize their Chairman to sign the plats. Upon motion
19 of Mr. Atwood, seconded by Ms. Renshaw the Commission voted 5-0 to authorize Mr.
20 Tettelbaum to sign the subdivision plat.

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22 There being no further business the meeting was adjourned at 2:50 p.m. by motion
23 of Mr. Hilderbrandt, seconded by Mr. Dell.

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26 Respectfully submitted,

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30 Stacie S. Rice
31 Planning Secretary
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